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Doc#: 1901455095 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/14/2019 11:49 AM Pg: 1 of 3

Dec ID 20190101676747
ST/CO Stamp 0-311-389-856 ST Tax \$430.00 CO Tax \$215.00
City Stamp 1-176-293-024 City Tax: \$4,515.00

SPECIAL WARRANTY DEED

GRANTOR,

TM-1, INC., an Illinois corporation, having the address of 8242 Latrobe Avenue, Burbank, Illinois 60459, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid,

(The Above Space for Recorder's Use Only)

CONVEYS with special limited warranties to GRANTEE, SHEREEN ILAHI, A single woman, having an address of 1640 West Julian Street, City of Chicago, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

FIRST AMERICAN TITLE
FILE # 2952802 1/2

Permanent Real Estate Index Number: 17-20-316-025-0000

Common Address of Real Property: 1810 South Racine Avenue, Unit 3
Chicago, Illinois 60608

HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

N WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 9th day of JANUARY, 2019.

TM-1, INC.
an Illinois Corporation



Przemyslaw Mazur, Authorized Representative

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Przemyslaw Mazur, Authorized Representative of TM-1, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

GIVEN, under my hand and official seal, this 9TH day of JANUARY, 2019



Notary Public
My Commission Expires: _____

PREPARED BY:
Marc A. Cervantes
Cervantes Chatt & Prince P.C.
111 W. Washington
Chicago, IL 60602

AFTER RECORDING, MAIL TO:
Michael Anselmo
1771 West Diehl Road, Suite 120
Naperville, Illinois 60563

MAIL SUBSEQUENT TAX BILLS TO:
Shereen Ilahi
1810 South Racine Avenue, Unit 3
Chicago, Illinois 60608

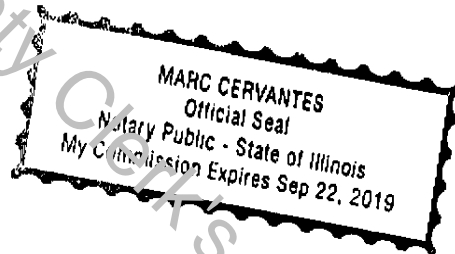


EXHIBIT A

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LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT NO. 3, IN 1810 S. RACINE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 5, IN S.S. WHITE'S SUBDIVISION OF BLOCK 8, IN JOHNSTON AND LEE'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JAN. 10, 2019, AS DOCUMENT NO. 1901018064, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, STORAGE SPACE S3 AND ROOF RIGHT R-3 , AS LIMITED COMMON ELEMENTS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO.

Permanent Index #'s: 17-20-316-025-0000 (VOL. 598)

Property Address: 1810 S Racine Ave. #3, Chicago, Illinois 60608

grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.'